

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33376



28/29

Property Information

property address: 2608 MALONEY

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 3, LOT 18,19,20 (PT OF)

owner name/address: CULVER, CHARLES & JUDY

2616 MALONEY AVE
BRYAN, TX 77801-2135

full business name: WLG

land use category: SF-RIS

type of business: WLG

current zoning: MU-2

occupancy status: occup

lot area (square feet): 15000

frontage along Texas Avenue (feet): WLG

lot depth (feet): 150

sq. footage of building: 1212

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

100 ft

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): wood frame

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1950 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no WLG

other improvements: ☒ yes ☐ no (specify) shed, chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☒ other gravel-rock

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no *mlg*

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

R33375 - next to tower

